

**MINUTES OF THE REGULAR MEETING OF THE
MISSION VALLEY PLANNING GROUP**

October 14, 2020

Via Zoom/Electronic Meeting

Members Present:

Steve Abbo, Michele Addington, Ken Calloway, Kaye Durant, Rachel Erwin, Johnathan Frankel, Matthew Guillory, Anthony Hackett, John La Raia, Elizabeth Leventhal, Andrew Michajlenko, Keith Pittsford, Marco Sessa, Pete Shearer, Michael Sherman, Colton Speas, and Josh Weiselberg.

Members Absent: Cameron Bucher, Alan Grant, Derek Huslse, Kathy McSherry.

City/Government Staff: Liz Saidkhanian, Jesse Garcia

Guests: Albert Baldivia, Angeli Calinog, B tetlow, Jennifer Whitlaw, Jim Chatfield, Justin Schlaefi, Jennifer Whitelaw, Karen Ruggels, Ken Gottheif, Marissa Feliciano, Martin Jones, Paul Twardowski, Rick T, riedf, Rob Hutsel, Shankar R, Ted Shaw, Thomas Ledford, Wayne, Greg Shields, Brittany Ruggels, Wallace, Sohrab Tashid, Rachel Gregg.

A. CALL TO ORDER

Jonathan Frankel called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:02 and again at 12:15p.m. via Zoom. Second call to order was due to interference by someone in the public sharing their screen of inappropriate videos

Verify Quorum: 17 members were present, constituting a quorum.
(Kaye: they were 12 members at the 12:15PM roll call)

B. PLEDGE OF ALLEGIANCE –

None.

C. INTRODUCTIONS / OPENING REMARKS/REPORT OF THE CHAIR

Jonathan Frankel welcomed everyone to the meeting and reminded all the Meeting will be recorded.

D. APPROVAL OF MINUTES

Ken Calloway moved to approve the minutes of the August 5, 2020 regular meeting; Michele Addington seconded the motion.

Minutes were approved 14-0- with Michele Addington, Ken Calloway, Kaye Durant, Rachel Erwin, Johnathan Frankel, Matthew Guillory, Anthony Hackett, John La Raia, Elizabeth Leventhal, Andrew Michajlenko, Marco Sessa, Pete Shearer, Colton Speas, and Josh Weiselberg **voting yes.**

E. Becky Rapp shared comments on the Planning Commission proposed Code Changes: 26 corrections, 19 regulation reforms, 1 new regulation and 1 compliance with state law: Note – The CEQA appeal period as approved by the Planning Commission on 10/1/20 from 10 days to 5 days.

F. Membership Committee – Michele Addington

1. Open positions on the MVPG Board Three (3) vacancies:
1 in property tax payer, 1 in property owner, 1 in resident

G. Treasurer's Report – Elizabeth Leventhal

1. Reported that the balance remains the same; \$1,344.16.

H. Information Items

None.

I. Action Items

1. SDSU Street and Easement Vacation (Project #665002) – Rachel Gregg/Martin Jones

Description:

Process 5 Street and Easements Vacation to vacate a portion of the street dedication for Friars Road and to vacate utility easements at the SDSU Mission site. This project has been determined to be exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15305 (minor alterations). Greg Shields, Rachel Gregg presented the Easement Vacation Project

Comments:

Josh Weiselberg, are there any connections that serve the community. Greg Shields replied that a 48inch water line would be realigned and the others are on SDSU property.

Marco Sessa commented that this is a necessary requirement. His question was about the Fenton Parkway bridge not on the maps. Jim Chatfield SDSU replied that the Fenton Parkway bridge is a second project.

Motion: Marco Sessa made a motion to approve the Easement, Seconded by John La Raia.

Motion passes unanimously. 12-0-0

2. Recommendation on the Riverwalk Project (Project #581984) – Peter Shearer

Project Description:

Consideration and recommendation regarding the request for a General Plan Amendment, Community Plan Amendment, Rezone, Specific Plan, Site Development Permit, Conditional Use Permit Amendment, Development Agreement, Certification of a Final EIR, and Vesting Tentative Map associated with the Riverwalk project which proposes 4,300 multi-family housing units, 152,000 square feet of neighborhood retail, 1,000,000 square feet of office space, and approximately 97 acres of parks, trails and other recreational amenities.

Comments:

Josh Weiselberg volunteered on Valley Fire, use of wood construction concerns him as susceptible to fires. Peter Shearer - Proposed use of T3 construction, does not have additional fire hazards.

Steve Abbo what is the sq feet of the possible market – Pete Shearer, still working on an exact measure, possibly 25k sq. full-service market.

Michele Addington: The Riverwalk subcommittee was appointed by the Chair with the expressed task of reviewing the Riverwalk Development and to provide recommendations to the full Mission Valley Planning Group. Both Planning Group member and community members were appointed. Despite concerted efforts, establishing a quorum was nearly impossible. But for the few that attended, the Subcommittee continued to hear updates, explore details and impacts, and offer input to the developer. Much of what you've seen today in the developer's presentation are the result of input from the public and those who did participate in your Subcommittee. Although we were not able to provide a recommendation on this project, as chair of your Subcommittee I can tell you the developer worked cooperatively with us, responded to our many questions, and accepted many of our

suggestions. Not many of us on this Board had the opportunity to dig into the details of Riverwalk in the way our few on the Subcommittee did.

Rob Hutzel expressed support for the project. The River Park Foundation has spent hours working with Hines to help develop the project. Angeli Calinog from Circulate San Diego supported the project. Doug Hicks supported the project due to Hines commitment to use local hires to build the project and build housing that those workers can afford.

Jonathan Frankel asked about the Phasing, Pete Shearer stated it sit will start on Western edge that has 1900 units with pocket parks. North of the tracks is 2300 units, south of the track has 800 units. Office building will be the last phase after River Park

Ken Gotthelf owned the property south and fully supports the project.

Motion: Michele Addington made a **motion** that the Mission Valley Planning Group recommend approval of the Riverwalk project and that position be shared with the Planning Commission and City Council. John La Raia seconded the motion. **Motion passes: unanimously 11-0-1** (Peter Shearer recused himself).

J. Committee/Community Reports:

1. Subcommittee Reports:

a. Standing Committees:

- 1) Design Advisory Board – normally meets the Monday prior to the MVPG meeting at 3:30 p.m. at the Mission Valley Library- Andrew Michajlenko
Meeting scheduled for November 2nd, 2020 @ 3:30pm via GoToMeeting.

b. Ad Hoc Committees

- 1) Public Health, Safety and Welfare – Elizabeth Leventhal City has approved purchase of 400 unit Residence Inn on Hotel Circle to move homeless.
- 2) Riverwalk - Michele Addington
- 3) MV Stadium Redevelopment - Kaye Durant thanks the MVPG for approving the Easement Vacancies so the project can continue moving

c) Community Reports

- 1) San Diego River Coalition – Alan Grant-Normally meets the third Friday of each month at 3:00 p.m. at the Mission Valley Library.
- 2) Community Planning Chairs Meeting –Michele Addington/Jonathan Frankel

1. Miscellaneous Mail/Items-For the Good of the Order

K. Adjournment: Meeting was adjourned at 1:28P.M. Next Regular Meeting Date November 4th at noon with location likely to be electronic (Zoom).

Kaye Durant for Cameron Bucher, Secretary